

## **CHAPTER 20.30**

### **OPEN SPACE DISTRICTS**

#### **Sections:**

- 20.30.010 Specific Purposes
- 20.30.020 Open Space Districts: Land Use Regulations
- 20.30.030 Open Space Districts: Property Development Regulations

#### **20.30.010 Specific Purposes**

The open space districts regulations are intended to:

- A. Provide suitable locations for large public or private sites permanently designated for park or open space use.
- B. Protect public health and safety by limiting lands subject to flooding, landslides or other hazards to open space uses.
- C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or private open space use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for development of the site

The additional purposes of each open space district are as follows:

Open Space-Active (OS-A) District. To provide areas for active recreational land uses.

Open Space-Passive (OS-P) District. To provide areas limited to passive recreational land uses where access is limited or otherwise controlled.

#### **20.30.020 Open Space Districts: Land Use Regulations**

The following schedule establishes the land uses defined in Chapter 20.05 as permitted or conditionally permitted in open space districts, and includes special requirements, if any, applicable to specific uses. The letter "P" designates use classifications permitted in open space districts. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letters "UP" designate use classifications permitted on approval of a use permit, as provided in Chapter 20.91. The letters "PD/U" designate use classifications permitted on approval of a use permit issued by the Planning Director, as provided in Chapter 20.91. The letters "P/UP" designate use classifications which are permitted when located on the site of another permitted use, but which require a use permit when located on the site of a conditional use. Letters in parentheses in the "Additional Regulations"

column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

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**Open Space Land Use Regulations**

P = Permitted  
UP = Use Permit  
PD/U = Use permit issued by the Planning Director  
L = Limited (see Additional Use Regulations)  
--- = Not Permitted

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	<b>OS-A</b>	<b>OS-P</b>	<b>Additional Regulations</b>
<b><i>RESIDENTIAL</i></b>			(A), (B), (C), (D)
SINGLE FAMILY RESIDENTIAL	L-1	---	
<b><i>PUBLIC AND SEMI-PUBLIC</i></b>			(A), (B), (C), (D)
CEMETERIES	UP	---	
CLUBS AND LODGES	UP	---	
MARINAS	P	---	(E)
PARK AND RECREATION FACILITIES	P	L-2	
UTILITIES, MAJOR	UP	---	
UTILITIES, MINOR	P	P	
<b><i>COMMERCIAL USES</i></b>			(A), (B), (C), (D)
COMMERCIAL RECREATION AND ENTERTAINMENT	L-3	---	
EATING AND DRINKING ESTABLISHMENTS	L-3	---	(F)
HORTICULTURE, LIMITED	P	---	
MARINE SALES AND SERVICES			
-BOAT STORAGE	P	---	
<b><i>AGRICULTURAL AND EXTRACTIVE USES</i></b>			(A), (B), (C), (D)
ANIMAL HUSBANDRY	P	---	
CROP PRODUCTION	P	---	
<b><i>ACCESSORY USES</i></b>			(A), (B), (C), (D)
ACCESSORY STRUCTURES AND USES	P/UP	P/UP	
<b><i>TEMPORARY USES</i></b>			(A), (B), (C), (D)
ANIMAL SHOWS	P	---	(G)
CIRCUSES AND CARNIVALS	P	---	(G)
COMMERCIAL FILMING, LIMITED	P	---	(G)
FAIRS AND FESTIVALS	P	---	(G)
HELIPORTS, TEMPORARY	P	---	(G)
REAL ESTATE OFFICES, TEMPORARY	P	---	(G)

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	OS-A	OS-P	Additional Regulations
RECREATION AND ENTERTAINMENT EVENTS	P	---	(G)
RELIGIOUS ASSEMBLY	P	---	(G)
TRADE SHOWS	P	---	(G)

## Open Space Districts: Additional Land Use Regulations

- L-1 Permitted as a security guard or caretakers residence.
- L-2 Limited to marine and wildlife preserves.
- L-3 Permitted with a use permit as part of a park or recreational facility.
- (A) See Section 20.60.025: Relocatable Buildings.
- (B) See Section 20.60.015: Temporary Structures and Uses.
- (C) See Section 20.60.050: Outdoor Lighting.
- (D) OS-P District. Any construction or grading activity in conjunction with the development or establishment of any use permitted by this section that requires the issuance of a building or grading permit shall be subject to the approval of a use permit in each case.
- (E) See Section 20.60.070: Waterfront Development Regulations.
- (F) See Chapter 20.82: Eating and Drinking Establishments.
- (G) Special event permit required, see Chapter 5.10 of the Municipal Code.

## 20.30.030 Open Space Districts: Property Development Regulations

- Maximum Height (ft.) See Chapter 20.65: Height Limits.
- Off-Street Parking and Loading See Chapter 20.66: Off-Street Parking and Loading.